

083.0

0007

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

768,000 / 768,000

USE VALUE:

768,000 / 768,000

ASSESSED:

768,000 / 768,000



PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: FEIN COREY & NICOLE	
Owner 2:	
Owner 3:	

Street 1: 75 PARK AVE EXT

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: ALD PROPERTIES LLC -

Owner 2: -

Street 1: 71 PARK AVE EXTENSION

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 4,449 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Wood Shingle Exterior and 1934 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4449		Sq. Ft.	Site		0	70.	1.24	6									387,428						387,400	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
101		4449.000	380,600		387,400	768,000				
Total Card		0.102	380,600		387,400	768,000	Entered Lot Size			
Total Parcel		0.102	380,600		387,400	768,000	Total Land:			
Source: Market Adj Cost				Total Value per SQ unit /Card:	397.02	/Parcel: 397.0	Land Unit Type:			

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	396,800	800	4,449.	387,400	785,000	785,000	Year End Roll	12/18/2019
2019	101	FV	302,100	900	4,449.	381,900	684,900	684,900	Year End Roll	1/3/2019
2018	101	FV	273,200	900	4,449.	293,300	567,400	567,400	Year End Roll	12/20/2017
2017	101	FV	231,500	900	4,449.	276,700	509,100	509,100	Year End Roll	1/3/2017
2016	101	FV	231,500	900	4,449.	254,600	487,000	487,000	Year End	1/4/2016
2015	101	FV	218,800	900	4,449.	238,000	457,700	457,700	Year End Roll	12/11/2014
2014	101	FV	218,800	900	4,449.	219,200	438,900	438,900	Year End Roll	12/16/2013
2013	101	FV	218,800	900	4,449.	219,200	438,900	438,900		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALD PROPERTIES	1514-77		8/25/2017		760,000	No	No		
ROBINSON PAUL R	1503-138		2/3/2017	Change>Sale	515,000	No	No	Carolyn Robinson d.o.d. 9/21/2017 bk 817 pg17	
	817-17		4/6/1972		29,400	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/14/2017	155	Add Bath	13,000	O				
9/13/2016	1113	Re-Roof	9,300	C				
4/13/2012	480	Manual	5,571	C				insulation
5/3/2006	329	Re-Roof	5,300					

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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Total AC/HA: 0.10213 Total SF/SM: 4449 Parcel LUC: 101 One Family Prime NB Desc: ARLINGTON Total: 387,428 Spl Credit: Total: 387,400

